Date: November 2, 2010

TO: GCT Board of Directors

From: Robert Lurie
Director of Fleet and Facilities

Subject: Receive and File Report on Disabled Access Related Improvements to the GCT Administration Building and Parking

I. EXECUTIVE SUMMARY

GCT is in the process of upgrading the administration offices, restrooms, parking and public meeting areas to better comply with the 1990 American with Disabilities Act (ADA) legal requirements and regulations outlined under the current California Building and Safety Code. The GCT administration building dates back to the late 1970's and many of the disability related improvements are not consistent with current building code requirements. GCT holds public meetings in the administration building and upgrading the building to improve accessibility for the disabled will benefit the entire community.

GCT has retained the services of Eric Lind, of E C Lind Architect, LLP to provide architectural services for the structural modifications and facility improvements. Mr. Lind was selected from a group of architects for his knowledge of ADA requirements in public facilities. GCT has received the architectural drawings for the proposed work, and they have been submitted to the City of Oxnard Building and Safety Department for approval.

The project is funded by a combination of Federal grants including the American Recovery and Reinvestment Act (ARRA) grant.

It is recommended that the GCT Board of Directors receive and file this report.

II. PROJECT BACKGROUND

GCT recently became aware of several deficiencies in the public areas of the GCT administration building and parking related to disabled access requirements. These regulations are outlined in the California Building Code and mandated under current ADA laws. To determine the extent of these deficiencies, a site evaluation survey was initiated by Nordman Corman Hair
and Compton, LLP for the administration building and the adjacent disabled parking. Gibbens and Associates, LLC was hired to conduct the site assessment report which outlined a number of improvements to GCT’s administration building and adjacent parking. Deborah Linehan, past GCT General Manager, determined the improvements were needed and she directed staff to formulate a plan to implement the report’s recommendations.

GCT’s first step was to seek the services of an architect who was familiar with ADA regulations and could help GCT develop specifications and building plans for the improvements. Eric Lind, of E C Lind Architect, LLP was selected by GCT staff from a group of four architects who submitted bid proposals for the work. Mr. Lind, a professional architect, has worked on a number of projects which incorporate design elements required by ADA legislation and accessibility regulations governed by the California Building Code. Mr. Lind has developed a construction plan to implement the recommendations of the Gibbens and Associates report, and several additional recommendations for facility improvements. The additional work includes providing an accessible walkway from the public sidewalk at Garfield Ave., replacing fixtures and tile in the bus operator’s restrooms, and air conditioning improvements.

GCT has reviewed the completed building plans developed by Mr. Lind and he has submitted the plans to the City of Oxnard Planning and Building Department for its approval. After approval by the City, GCT staff will go out to bid for a building contractor to construct the needed improvements. The estimated date for the completion of this project is January to March, 2011.

The cost for the architect’s services has a base contract of $18,000 and with additional negotiated services, a not to exceed contract of $24,755. The cost estimate for construction is $85,000. This project will be funded by a combination of federal grants and, if needed, funding received through a grant from the American Recovery and Reinvestment Act (ARRA).

III. SUMMARY AND RECOMMENDATIONS

GCT is upgrading the administration building and parking to remove barriers to the disabled community and give the building greater compliance with current ADA and California Building Code regulations. Additional improvements include a much needed facelift to the restrooms in the bus operator’s lounge and administration offices.

It is recommended that the GCT Board of Directors receive and file this report.

[Signature]
General Manager’s Concurrence